



3RD STREET RETAIL SUITES AT ONYX RESIDENCES

222 CONVENTION ST BATON ROUGE, LA 70801



OFFERED: FOR LEASE

LEASE RATE: \$20.00 SF/YR (\$1,603-\$5,280/MO)

962 - 3,168 SF | MULTIPLE SUITES - CAN BE COMBINED

- Prominent location at corner of 3rd & Convention
- Ground floor of Onyx Residences (4 Levels of Apartments)
- Directly across the street from a convenient, 5-level parking garage
- Suites can be combined

CONTACT:

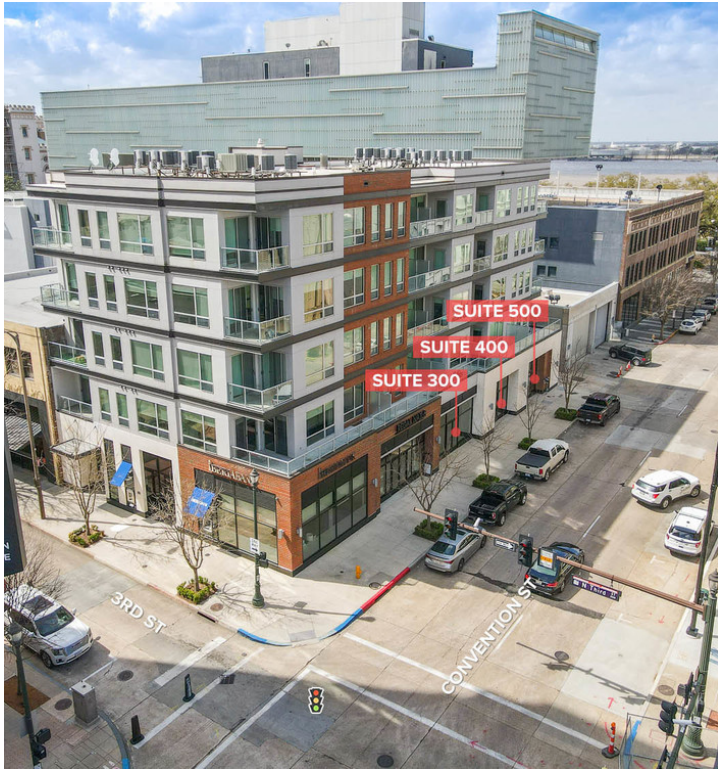
WILL CHADWICK, MBA
225.368.7667

800.895.9329 | <https://elifinrealty.com> | March 2024

640 Main St, Suite A, Baton Rouge, LA 70801

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OFFERING SUMMARY



PROPERTY SUMMARY

- Three suites available on the ground floor of the Onyx Residences in downtown Baton Rouge.
- Suites currently in shell condition. Available for vanilla box delivery or build to suit options.
- Suites can be combined to meet tenant needs.
- Premium / upscale facade and curb appeal. Street parking. Excellent location at the corner of Convention St and 3rd St.
- Located in close proximity to the Watermark Hotel, Shaw Centre for the Arts, Hotel Indigo, Hilton Baton Rouge, LSU Museum of Art, Manship Theatre, Old State Capitol Building, the Mississippi River, and many restaurants and retailers along 3rd Street.
- Directly across Convention St from the 3rd Street Parking Garage, a 5-level garage that provides convenient parking for visitors and customers.

ONYX RESIDENCES

- The Onyx Residences is a modern apartment building in the heart of the arts & entertainment district in Downtown Baton Rouge.
- The four-story building was constructed in 2016 and features 28 apartments with retail space on the ground floor.

DOWNTOWN BATON ROUGE

- There are over 50 planned projects for Downtown in 2021, and new businesses and residents continue to flock to the vibrant community in Downtown.
- On top of the weekend & nightlife attractions it offers, Downtown boasts a significant level of public sector employees as well as private businesses that drive daytime traffic to retailers and restaurants.

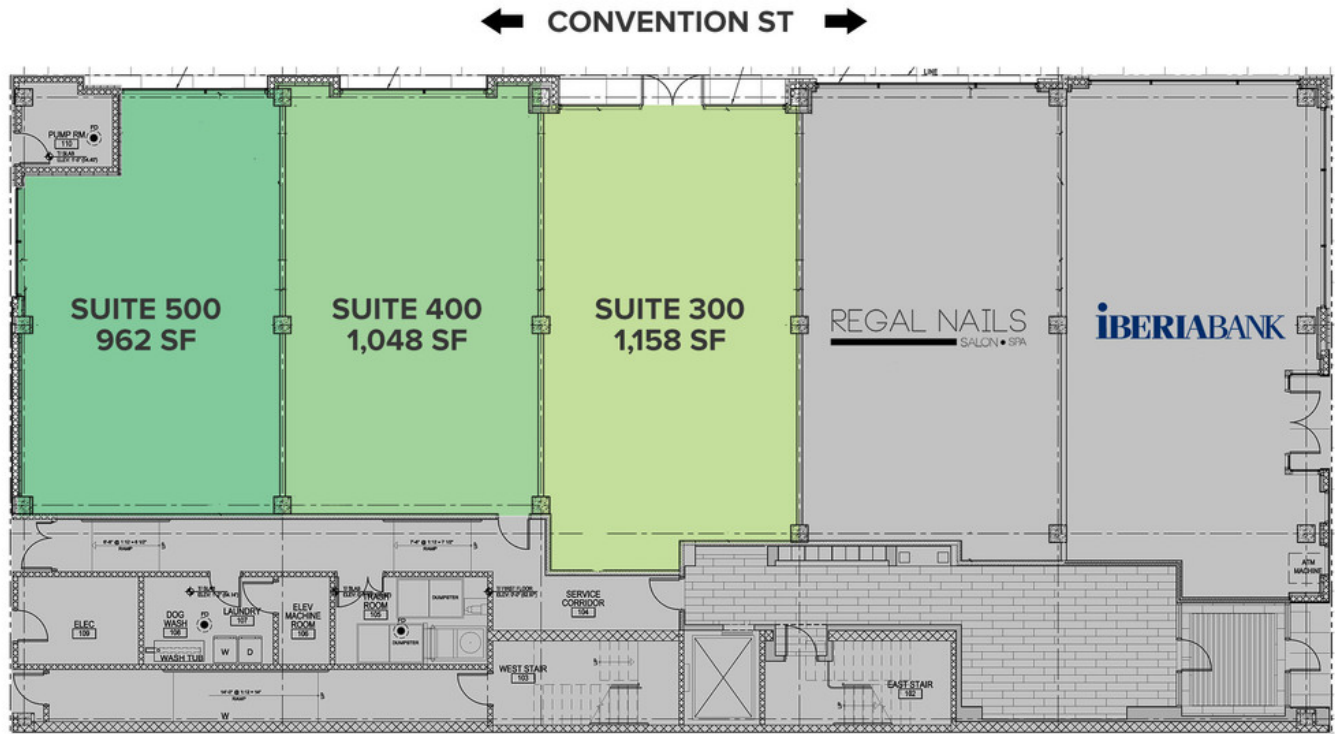
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LEASE SPACES



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	962 - 3,168 SF	Lease Rate:	\$20.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	BASE RENT
Suite 300	Available	1,158 - 3,168 SF	NNN	\$20.00 SF/yr	\$1,930/mo
Suite 400	Available	1,048 - 3,168 SF	NNN	\$20.00 SF/yr	\$1,746/mo
Suite 500	Available	962 - 3,168 SF	NNN	\$20.00 SF/yr	\$1,603/mo

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INTERIOR PHOTOS

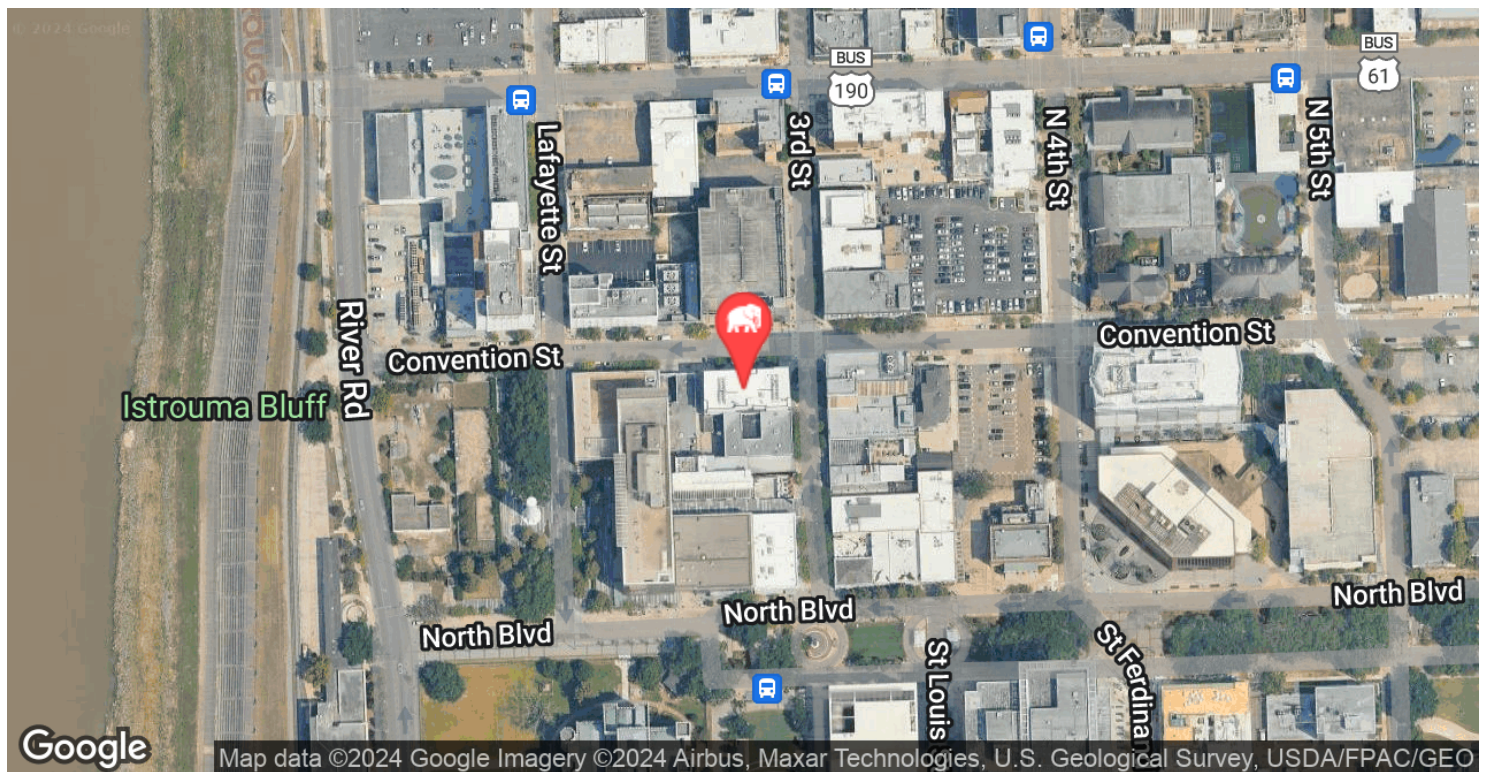
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LOCATION MAPS



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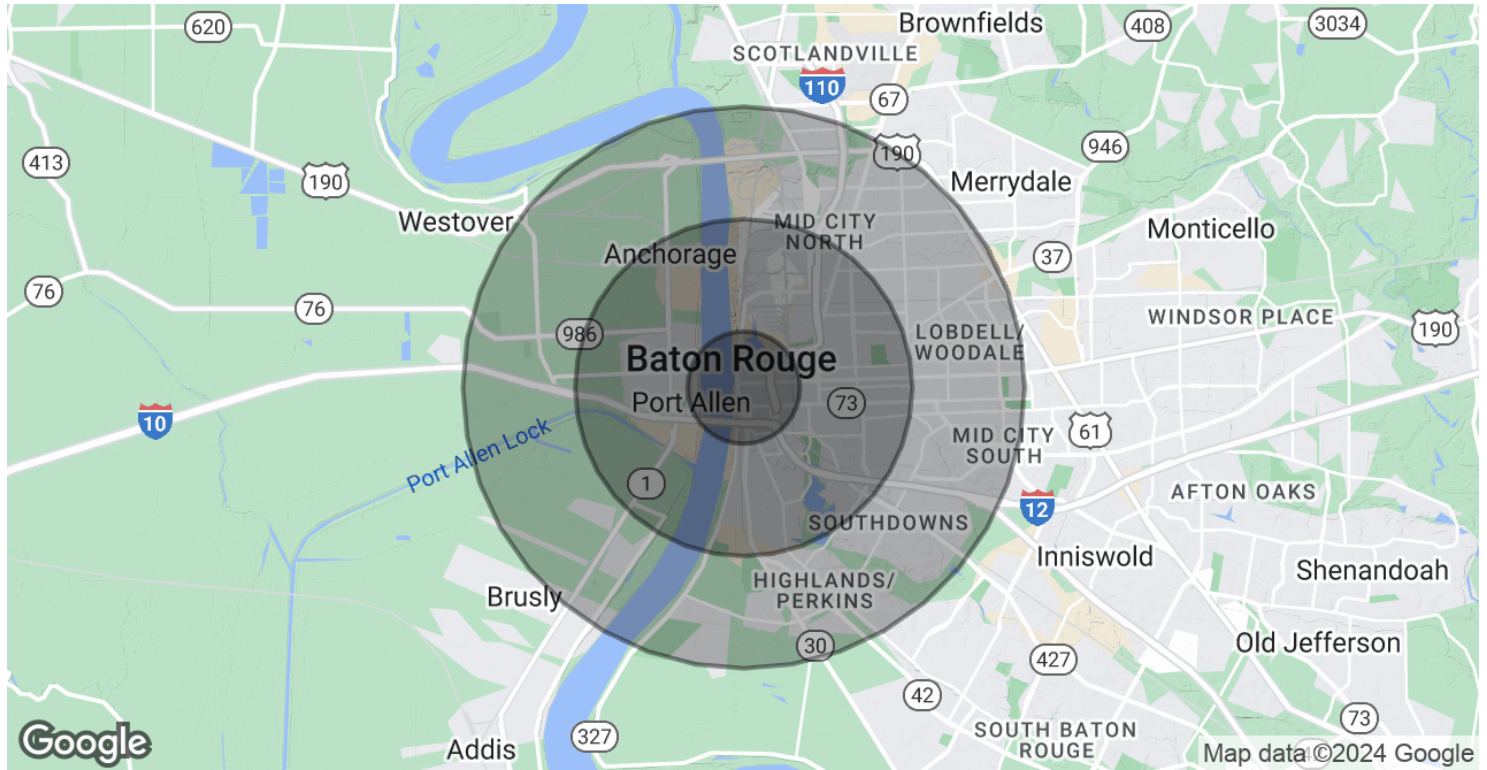
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,044	57,000	134,429
Average age	30.2	30.9	30.5
Average age (Male)	29.2	29.4	28.8
Average age (Female)	31.2	32.3	32.3

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,418	21,566	51,364
# of persons per HH	2.5	2.6	2.6
Average HH income	\$40,691	\$46,384	\$51,353
Average house value	\$103,522	\$165,719	\$222,271

* Demographic data derived from 2020 ACS - US Census

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